

**Village Historic District
Draft 1
(Formally Hulls Cove Historic District and Bar Harbor Historic Corridor)**

§ 125-18 Village Historic

A. Purpose

The Village Historic District consists of mostly single family homes and historically significant estates. New development, re-development, and infill development shall respect and reflect the following standards to assure that the design and use of properties within this district are compatible to any nearby properties.

B. Dimensional Standards

1. Minimum lot size: 40,000 square feet.
2. Minimum road frontage and lot width: 100 feet with sewer, 150 without sewer.
3. Minimum front setback: 30 feet.
4. Minimum side setback: 25 feet.
5. Minimum rear setback: 25 feet.
6. Maximum lot coverage: 25%.
7. Maximum height: 40 feet.
8. Minimum area per family: 40,000 square feet.

~~§ 125-25. Hulls Cove Historic.~~

- ~~A. Minimum lot size: 40,000 square feet.~~
~~B. Minimum road frontage and lot width: 200 [feet].~~
~~C. Minimum front setback: 75 [feet].~~
~~D. Minimum side setback: 25 [feet].~~
~~E. Minimum rear setback: 25 [feet].~~
~~F. Maximum lot coverage: 25%.~~
~~G. Maximum height: 40 [feet].~~
~~H. Minimum area per family: 20,000 square feet.~~

~~§ 125-19. Bar Harbor Historic Corridor.~~

- ~~A. Minimum lot size: 20,000 square feet with sewers; 40,000 square feet without sewers.~~
~~B. Minimum road frontage and lot width: 100 feet with sewers; 150 feet without sewers.~~
~~C. Minimum front setback: 75 [feet] from Mount Desert Street; 25 [feet] elsewhere. [Amended 11-7-2006]~~
~~D. Minimum side setback: 25 [feet].~~
~~E. Minimum rear setback: 25 [feet].~~
~~F. Maximum lot coverage: 25%.~~
~~G. Maximum height: 40 [feet].~~
~~H. Minimum area per family: 10,000 square feet with sewers; 20,000 square feet without sewers.~~

C. Allowed Uses

- 1) Principal uses allowed by building permit or a change of use permit with the Code Enforcement Officer: home occupation; public or private park with minimal structural development; vacation rental on homestead exemption property¹; ~~and single family dwelling, non-commercial greenhouse, and government facility/use.~~
 - a) In addition to the above uses, agricultural homesteads are also permitted for properties with lot frontage or access to Baymeath Road, Lookout Point Road, and the Syndicate Road only.
- 2) Accessory Uses that are usual and normal to principal use are allowed unless otherwise prohibited. These allowances are subject to review by the Code Enforcement Officer.
- 3) Uses allowed by site plan review: Bed and Breakfast I and private clubs, provided the ~~use location~~ is in a building constructed before June 8, 2010 ~~for and on~~ on properties with ~~lot road~~ frontage or access on West Street, Baymeath Road, Lookout Point Road, and the Syndicate Road only; eleemosynary except for properties with road ~~lot~~ frontage or access on Harbor Lane, ~~and Eden Street, Baymeath Road, Lookout Point Road, and the Syndicate Road;~~ pier, dock, wharf, or breakwater; ~~noncommercial greenhouse~~; road construction.
 - a) In addition to the above uses municipal schools, museums, multifamily I, two-family dwellings, and non-commercial stables are also permitted for properties with road frontage or access to Baymeath Road, Lookout Point Road, and the Syndicate Road only.

D. Allowed Activities:

1. Activities allowed without a permit, provided it complies with all provisions of the Section 125: activities necessary for managing/protecting land; filling/earth moving activity less than 10 cubic yards; forest management activities except timber harvesting; non-intensive recreation uses not requiring structures; public utility installation/essential services.
2. Activities allowed by building permit and require approval of the Code Enforcement Officer: driveway construction; filling/earth moving activity 10 cubic yards or more.

¹ Activity allowed only for single family dwelling on a homestead exemption property plus one additional accessory dwelling on same property. This activity includes a unit in a two-family dwelling where the unit is a homestead exemption property and the two-family dwelling in the sole principal structure on the lot.

E. Other Requirements:

1. All new construction and changes to facades and signs shall require Design Review Board approval if visible from a public right of way. Single family homes shall be exempt from this requirement.
2. Parking for Bed and Breakfast I shall be shielded from the view of neighboring properties located to the side and rear of the property where the Bed and Breakfast is located. Shielding shall consist of vegetative screening.
3. Accessory structures and uses shall be located in the side or rear yard of the property.